107.0	0003	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,207,800 / 1,207,800
					USE VALUE:	1,207,800 / 1,207,800
					ASSESSED:	1,207,800 / 1,207,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		OLDHAM RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GORIN ARIELLE ROSE
Owner 2:	WHITMAN ERIC
Owner 3:	
Street 1:	37 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOUSER PAUL C & DENISE M/ TRS -
Owner 2:	NEWFOUND 3 REVOCABLE TRUST -
Street 1:	37 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,112 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Vinyl Exterior and 3448 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13112.000	637,900	500	569,400	1,207,800
Total Card	0.301	637,900	500	569,400	1,207,800
Total Parcel	0.301	637,900	500	569,400	1,207,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 350.29 | /Parcel: 350.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

68278

GIS Ref

GIS Ref

Insp Date

03/04/09

!8406!

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0003-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	638,100	500	13,112.	569,400	1,208,000	1,208,000	Year End Roll	12/18/2019
2019	101	FV	480,100	500	13,112.	569,400	1,050,000	1,050,000	Year End Roll	1/3/2019
2018	101	FV	480,100	500	13,112.	488,000	968,600	968,600	Year End Roll	12/20/2017
2017	101	FV	480,100	500	13,112.	455,500	936,100	936,100	Year End Roll	1/3/2017
2016	101	FV	480,100	500	13,112.	390,400	871,000	871,000	Year End	1/4/2016
2015	101	FV	461,800	500	13,112.	349,700	812,000	812,000	Year End Roll	12/11/2014
2014	101	FV	461,800	500	13,112.	323,700	786,000	786,000	Year End Roll	12/16/2013
2013	101	FV	461,800	500	13,112.	308,700	771,000	771,000		12/13/2012

PRINT

Date	Time
12/10/20	22:58:53

LAST REV

Date	Time
09/02/20	13:31:08

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8406

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUSER PAUL C &	1559-58	1	6/29/2020		1,425,000	No	No		
HOUSER PAUL C &	1527-95	1	6/1/2018	Convenience	1	No	No		
HOUSER PAUL C/	1406-38		10/3/2011	Convenience	1	No	No		
HOUSER PAUL C/D	1388-37		8/3/2010	Family	1	No	No		
HOUSER PAUL C	1375-2		9/21/2009	Family	1	No	No		
TACITO ALAN R &	1324-56		8/1/2006	Change>Sale	650,715	No	No		
ARIMENTO DANIEL	1226-61		8/24/2000		500,000	No	No		
ARIMENTO AIDA	1155-135		5/20/1996		10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/11/2006	865	Addition	80,000			G8	GR FY08	family rm & MBR
9/19/2000	747	Add Bath	12,500	C				ADD BATH-REMODEL B

ACTIVITY INFORMATION

Date	Result	By	Name
9/2/2020	SQ Returned	MM	Mary M
7/16/2020	SQ Mailed	MM	Mary M
7/13/2009	Fieldrev-Chg	BR	B Rossignol
3/4/2009	Meas/Inspect	163	PATRIOT
11/15/2006	MLS	MM	Mary M
12/9/2000	MLS	MM	Mary M
10/27/1999	Meas/Inspect	243	PATRIOT
8/19/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68278
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13112		Sq. Ft.	Site		0	70.	0.62	4									569,355						569,400	

Total AC/HA: 0.30101 | Total SF/SM: 13112 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 569,355 | Spl Credit | Total: 569,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1954	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98827314
Const Adj.:	0.99425417
Adj $ / SQ:	122.824
Other Features:	142209
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668707
Depreciation:	30760
Depreciated Total:	637946

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

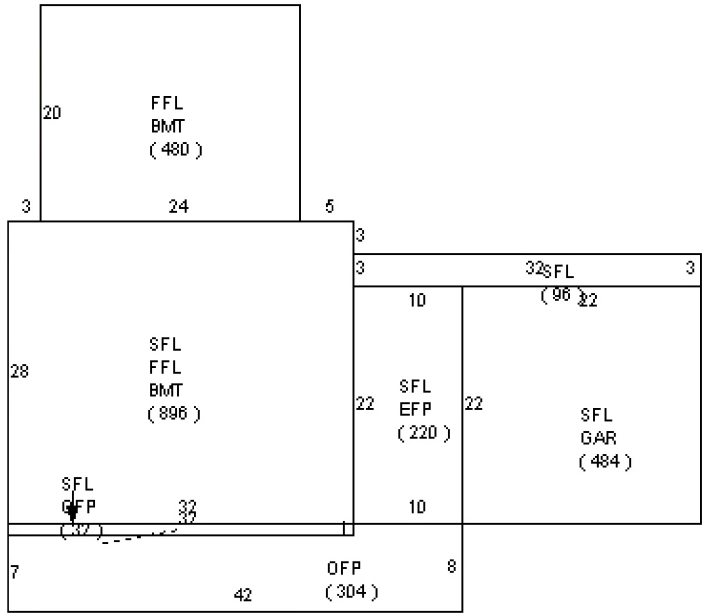
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	135.11
Special Features:	0	Val/Su Net:	115.56
Final Total:	637900	Val/Su SzAd	205.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,728	122.820	212,240
BMT	Basement	1,376	42.830	58,941
FFL	First Floor	1,376	122.820	169,006
GAR	Garage	484	20.050	9,704
OFP	Open Porch	336	21.290	7,153
EFP	Enclos Porch	220	39.370	8,662

Net Sketched Area:	5,520			Total:	465,706
Size Ad	3104	Gross Are	5520	FinArea	3448

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

107.0-0003-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X23	A	FR	1960	3.41	T	51	101			500			500

More:	N	Total Yard Items:	500	Total Special Featues:		Total:	500